

Skamania County, WA  
Total: \$206.50  
DEED  
Pgs=4

**2023-001527**

10/23/2023 11:11 AM

Request of: COLUMBIA GORGE TITLE



**WHEN RECORDED MAIL TO:**

Andrew D Hughes and Sheila J Hughes  
Hughes Family Trust  
3916 North Potsdam Ave #1997  
Sioux Falls, SD 57104

**DOCUMENT TITLE(S)**

**Statutory Warranty Deed**

**GRANTOR(S):**

**Peggy D. McNeil, a widow**

**GRANTEE(S):**

**Andrew D. Hughes and Shelia J. Hughes, Trustees of The First Amended and Restated Andrew and Sheila Hughes Family Trust dated September 13, 2012**

**ABBREVIATED LEGAL DESCRIPTION:**

**Lot 4 & E 65' Lot 3 Blk 2 2ND ADDN TO HILL CREST  
See page 4 for full legal description---**

**TAX PARCEL NUMBER(S):**

**03-75-36-2-3-0500-00** *pm*

|  |
|--|
| SKAMANIA COUNTY<br>REAL ESTATE EXCISE TAX                              |
| 36885  |
| OCT 23 2023  |
| PAID \$8622.50<br><i>Monoreghe Deputy</i><br>SKAMANIA COUNTY TREASURER |

When recorded return to:

Andrew D. Hughes and Shelia J. Hughes, Trustees  
The First Amended and Restated Andrew and Sheila  
Hughes Family Trust dated September 13, 2012  
3916 North Potsdam Avenue, #1997  
Sioux Falls, SD 57104

## STATUTORY WARRANTY DEED

Filed for record request of:  
Columbia Gorge Title  
Reference: S-23-337

THE GRANTOR(S)  
Peggy D. McNeil, a widow,

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys and warrants to  
THE GRANTEE(S)  
Andrew D. Hughes and Shelia J. Hughes, Trustees of The First Amended and Restated Andrew and Sheila  
Hughes Family Trust dated September 13, 2012

the following described real estate, situated in the County of Skamania, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

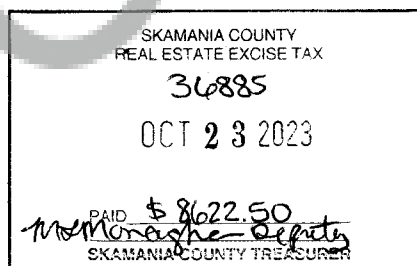
Lot 4 & E 65' Lot 3 Blk 2 2ND ADDN TO HILL CREST

SUBJECT TO SPECIAL EXCEPTIONS 8,9,10,11 and 12 OF THE PRELIMINARY TITLE REPORT DATED  
September 19, 2023 FILE NUMBER S-23-337. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR  
AND GRANTEE HEREIN NAMED.

Tax Parcel Number(s): 03-75-36-2-3-0500-00

Dated: 10/18/23

Peggy D. McNeil  
Peggy D. McNeil



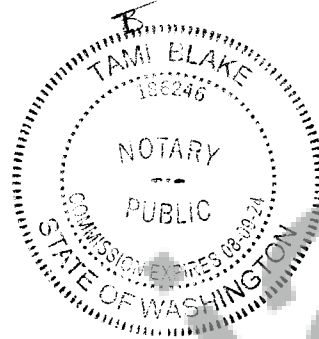
STATE OF WASHINGTON  
COUNTY OF SKAMANIA

This record was acknowledged before me on 18 day of October, 2023 by Peggy D. McNeil.

Tami Elake  
Signature

Notary  
Title

My commission expires: 08.09.2024



Unofficial Copy

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 523 Northeast Oak Street, Stevenson, WA 98648  
Tax Parcel Number(s): 03-75-36-2-3-0500-00

**Property Description:**

The East 65 feet of Lot 3 and all of Lot 4, Block 2, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 100, in the County of Skamania, State of Washington.

TOGETHER with that portion of Vacated Columbia View Avenue being 40 feet wide lying South of the East 65 feet of Lot 3 and all of that portion lying South of Lot 4, as recorded by instrument recorded in Book 114, Page 819, Skamania County records.

Skamania County Assessor 

Date 01/23/23 Parcel# 03753623050000